



Arboricultural Safety Inspection

Prepared by: Chris Anderson, TecArborA

Trevelyan Place
Haywards Heath
West Sussex
RH16 3AZ

Ref: TP08042026

Date: 8th April 2026

V1.0



Arboriculture – Ecology – Licensing – HSQE – Supervision – Planning – Consultancy – Site
Monitoring- LOLER

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1.0 Introduction and Experience

Chris Anderson has worked in the arboricultural industry for 27 years, delivering both operational and consultancy services across sectors including electrical utilities, railway infrastructure, Ministry of Defence (MOD) estates, local authorities, and private sector.

I hold the Professional Tree Inspection (PTI) certificate and am a Technician Member of the Arboricultural Association. I have completed the ABC Level 4 Certificate in Arboriculture and hold the NEBOSH General Certificate in Health and Safety. I provide specialist arboricultural consultancy focused on tree hazard assessment, risk evaluation, and the production of robust, defensible technical reports that support safe, informed decision-making across development and operational sites. My work centres on identifying, analysing, and managing risks within existing tree stock, ensuring that all recommendations are proportionate, evidence-based, and aligned with current industry standards. All health and safety considerations are fully integrated into each document to ensure compliance and clear justification for management actions.

Reference Materials:

This survey has drawn upon established arboricultural literature and professional guidance, including:

- Principles of Tree Hazard Assessment: Dr David Lonsdale
- The Body Language of Trees: Claus Mattheck & Helge Breloer
- Diagnosis of Ill-Health in Trees: R.G. Strouts & T.G. Winter
- Tree Structure and Mechanics: Dr Duncan Slater

1.1 Scope:

Tree Safety Survey: Trevelyan Place

Commissioned by: JH Tree Services Ltd

Surveyor: Chris Anderson

Date(s) of Inspection: 8th April 2026

Purpose: Identification of hazardous trees and provision of actionable safety recommendations.

The scope includes:

- Visual inspection of all individually standing trees and trees located within the defined boundaries of Trevelyan Place, with all observations and management recommendations recorded in the survey data sheet using a handheld GPS device.
- Identification of tree species and plotting of tree locations onto the supplied CAD base plan to ensure accurate spatial referencing.
- Numbered aluminium tags will be fitted to all trees referenced in the survey data sheets, fixed to the stem at approximately 1.5 m above ground level to ensure consistent identification; where an original tag is missing, a new tag will be installed
- Provision of findings, recommendations, and associated timeframes based on observed conditions, defects, and site use.
- Clarification of survey type: this document constitutes a visual tree safety survey undertaken from ground level. It is not a full arboricultural report and does not include detailed diagnostics, decay detection, or subsidence assessment.

1.2 Site overview:

Trevelyan Place is a residential development comprising modern apartment buildings set within communal grounds. The external areas are very well kept, with maintained lawns, tidy planting, and well-managed shared spaces. Trees are primarily located around the site boundaries, forming a planted perimeter that frames the development and provides screening from neighbouring properties and roads. The layout is typical of a managed residential setting, with internal access roads, parking areas, and landscaped communal zones forming the main context for the surveyed trees.

1.3 Risk Matrix:

To assess the likelihood of structural failure in trees adjacent to dwellings, structures, and communal areas, a matrix-based approach is used in accordance with UK arboricultural guidance. This supports defensible decision-making under duty-of-care obligations and aligns with best practice outlined by the National Tree Safety Group (NTSG).

Risk ratings are derived from three interdependent factors:

- **Likelihood of Failure:** Informed by observed defects, fungal associations, and biomechanical indicators.
- **Likelihood of Impact:** Determined by target-zone classification and occupancy frequency (e.g., structures, vehicular traffic and pedestrian flow).
- **Consequences of Failure:** Evaluated in relation to potential harm to persons, property, or infrastructure within the target zone.

Risk Matrix Classification:

Risk Level	Definition
Low	No visual defects present, or defects unlikely to fail within 3–5 years. Target zone occupancy is minimal or seasonal.
Moderate	Defects may lead to failure within 1 to 3 years. The target zone is intermittently occupied (e.g., footpaths, access, and roads).
High	Failure is probable within 12 months. The target zone is frequently occupied or includes high-value assets (e.g. public highways, structures).
Imminent	Failure is expected within the near term (weeks to months). Urgent action is required to mitigate the risk to structures, road users and pedestrians.

Professional Opinion: Risk Classification and Observations.

In my professional opinion, based on the site inspection and the risk definitions provided, the majority of trees on site fall within the Low-risk category, with no significant defects likely to result in failure within the next 3–5 years. These trees require only general, routine maintenance to maintain safe clearances and good arboricultural condition.

Several additional trees were assessed as Moderate risk, with observed defects likely to lead to failure within 1–3 years and target zones intermittently occupied, such as footpaths, access routes, and internal roads. These trees require scheduled maintenance within the recommended timeframes to ensure continued safe use of the site.

Two trees, T028 and T047, were assessed as High/Imminent risk, where the identified structural defects make failure probable within the next 12 months,

and in the case of T028, potentially sooner. Their target zones include frequently occupied areas and high-value assets such as surrounding dwellings and gardens, access routes, and other regularly used spaces. In my professional opinion, these trees present an elevated and unacceptable level of risk and require timely intervention to reduce that risk to an acceptable Low level.

1.4 Survey Overview.

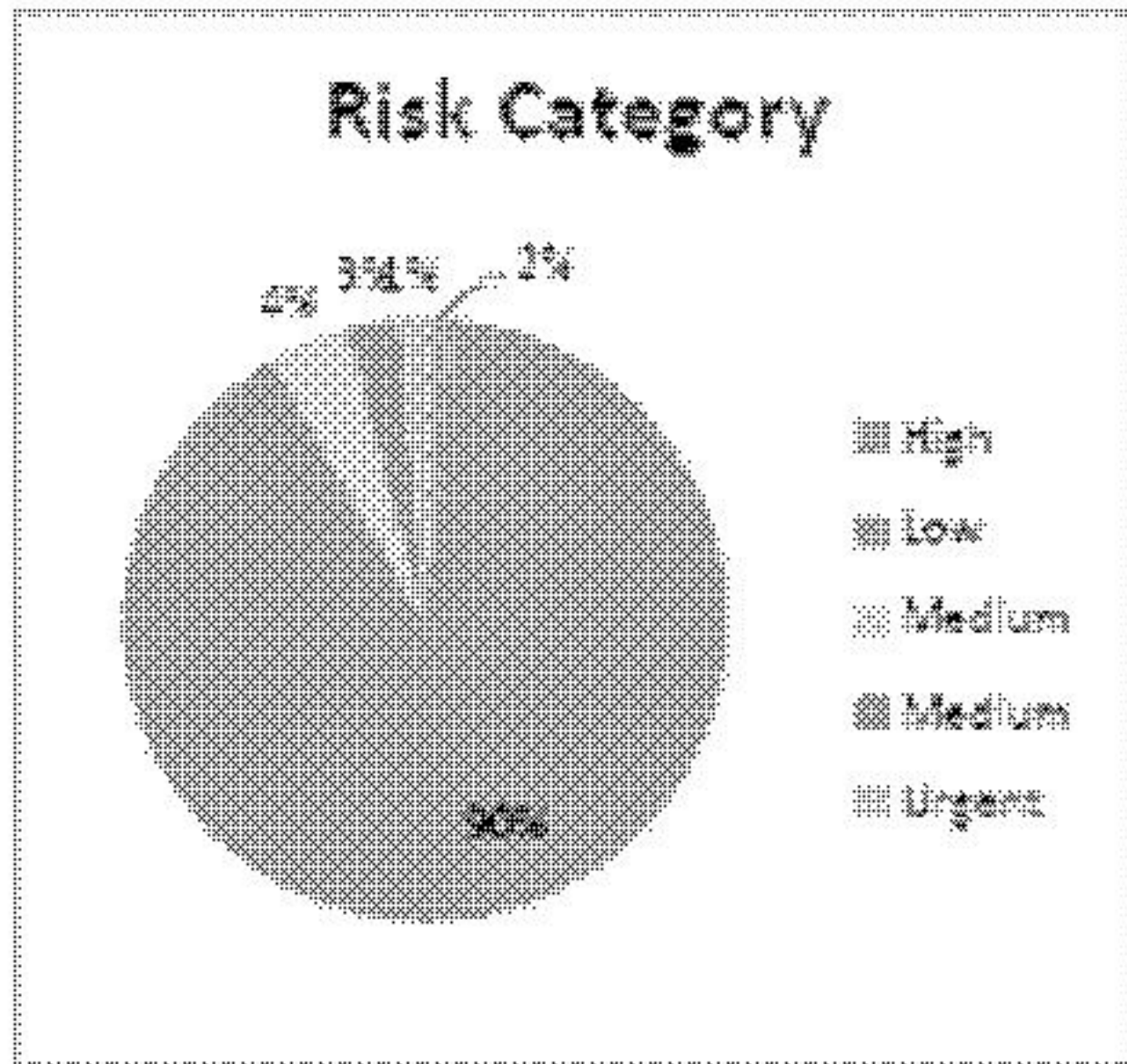
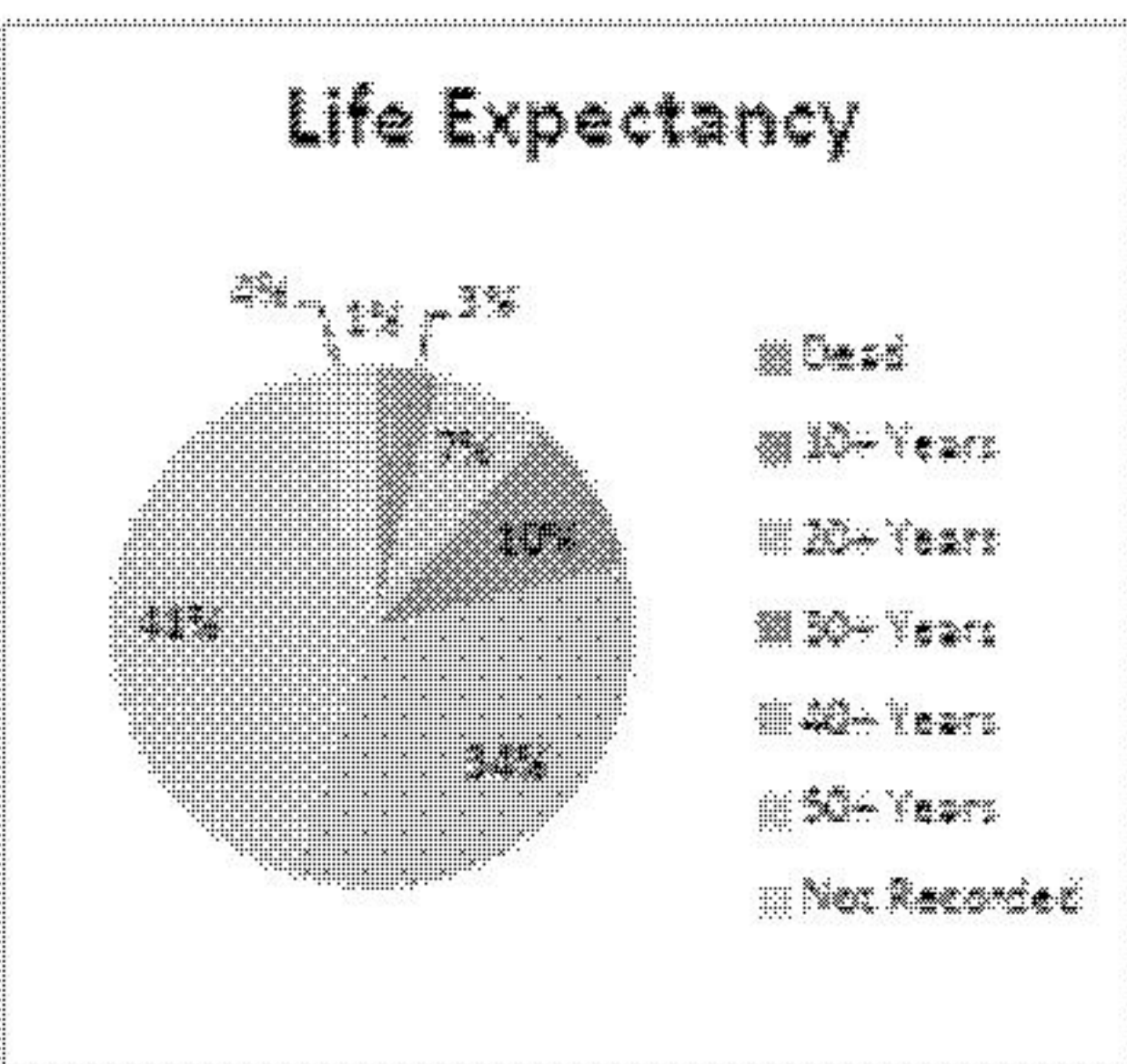
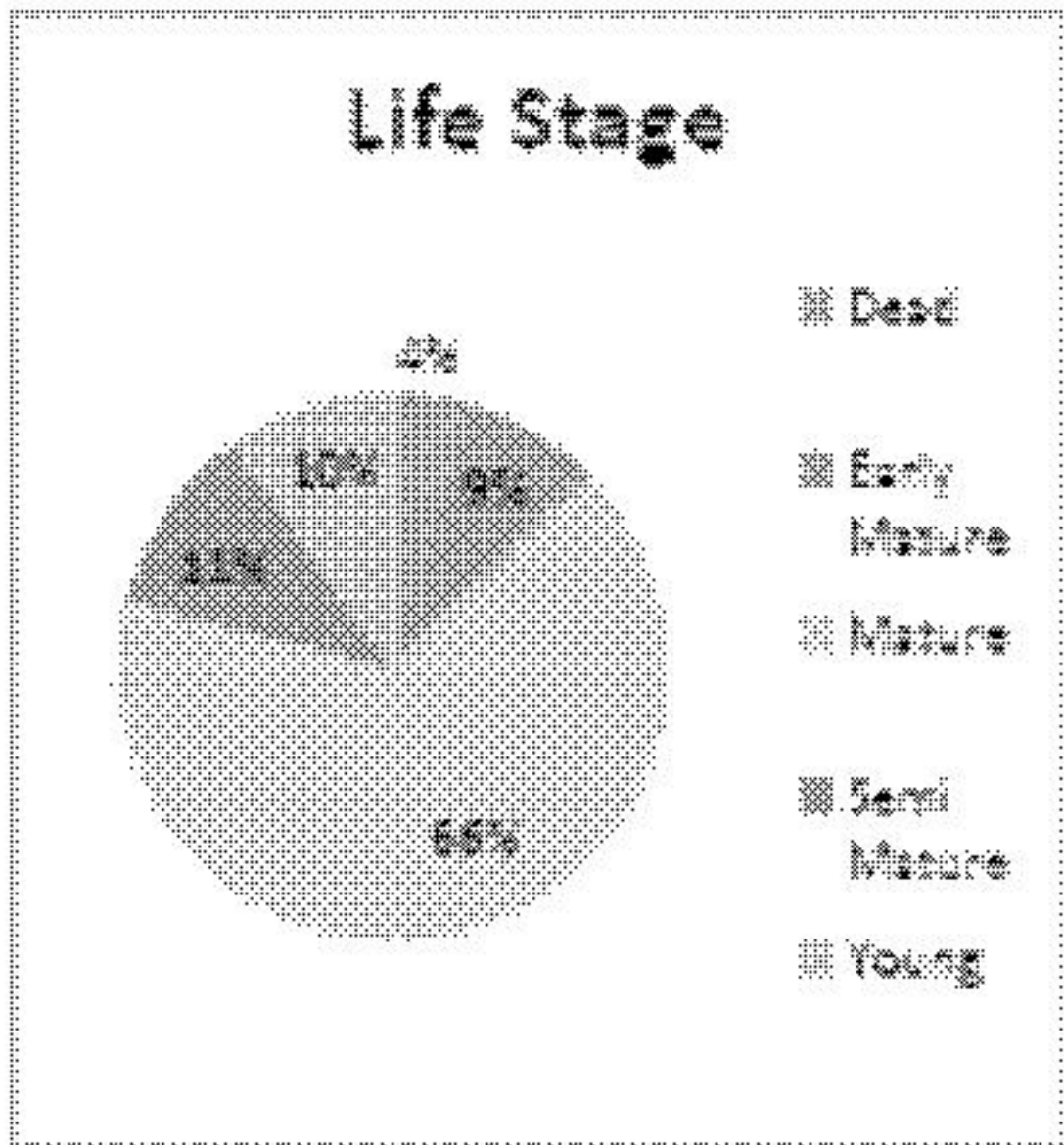
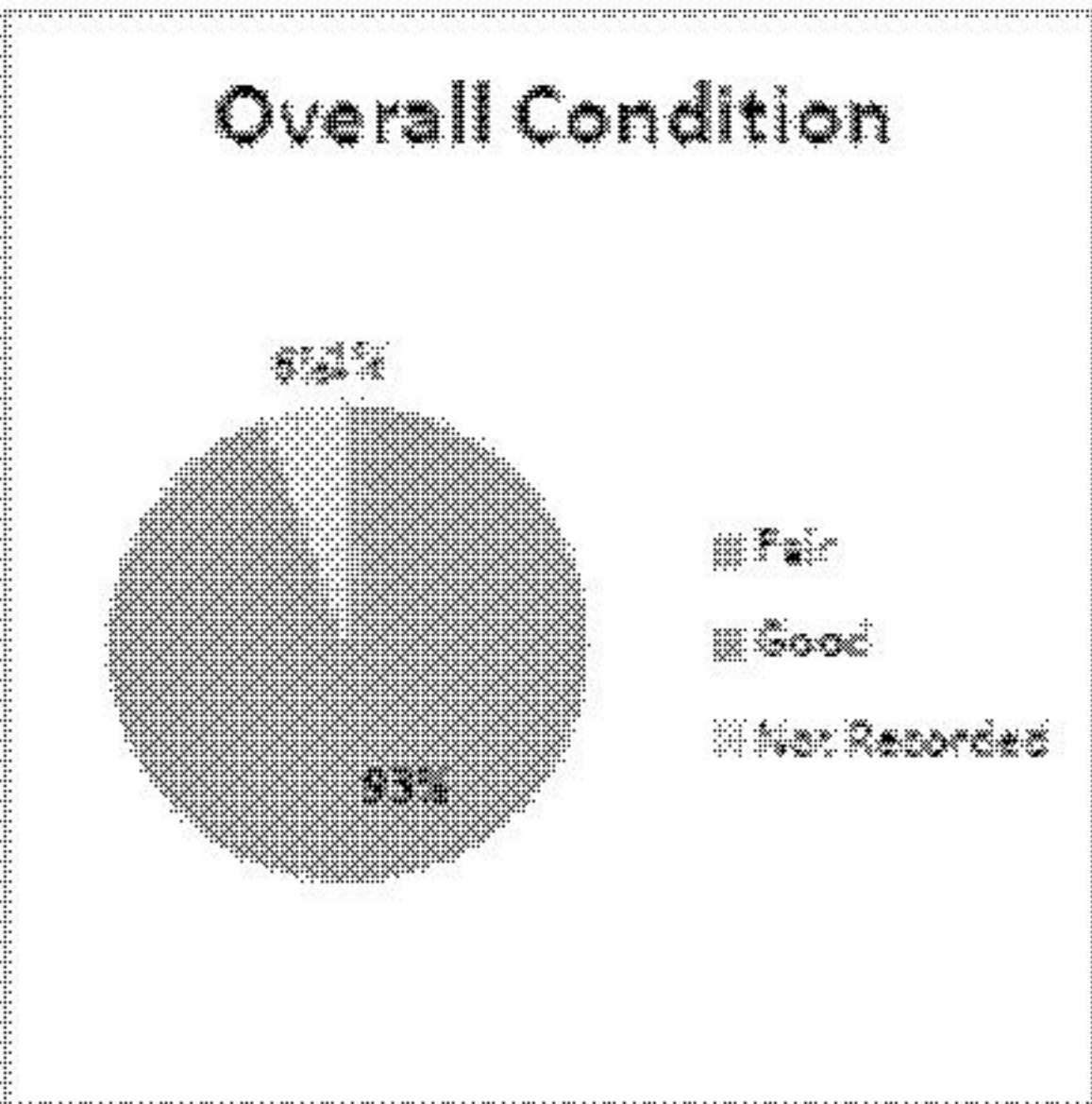
A total of 51 trees and 1 mixed-species group were inspected, for a total of 71.

Overall Condition	No. trees
Fair	1
Good	66
Not Recorded	4
Total	71

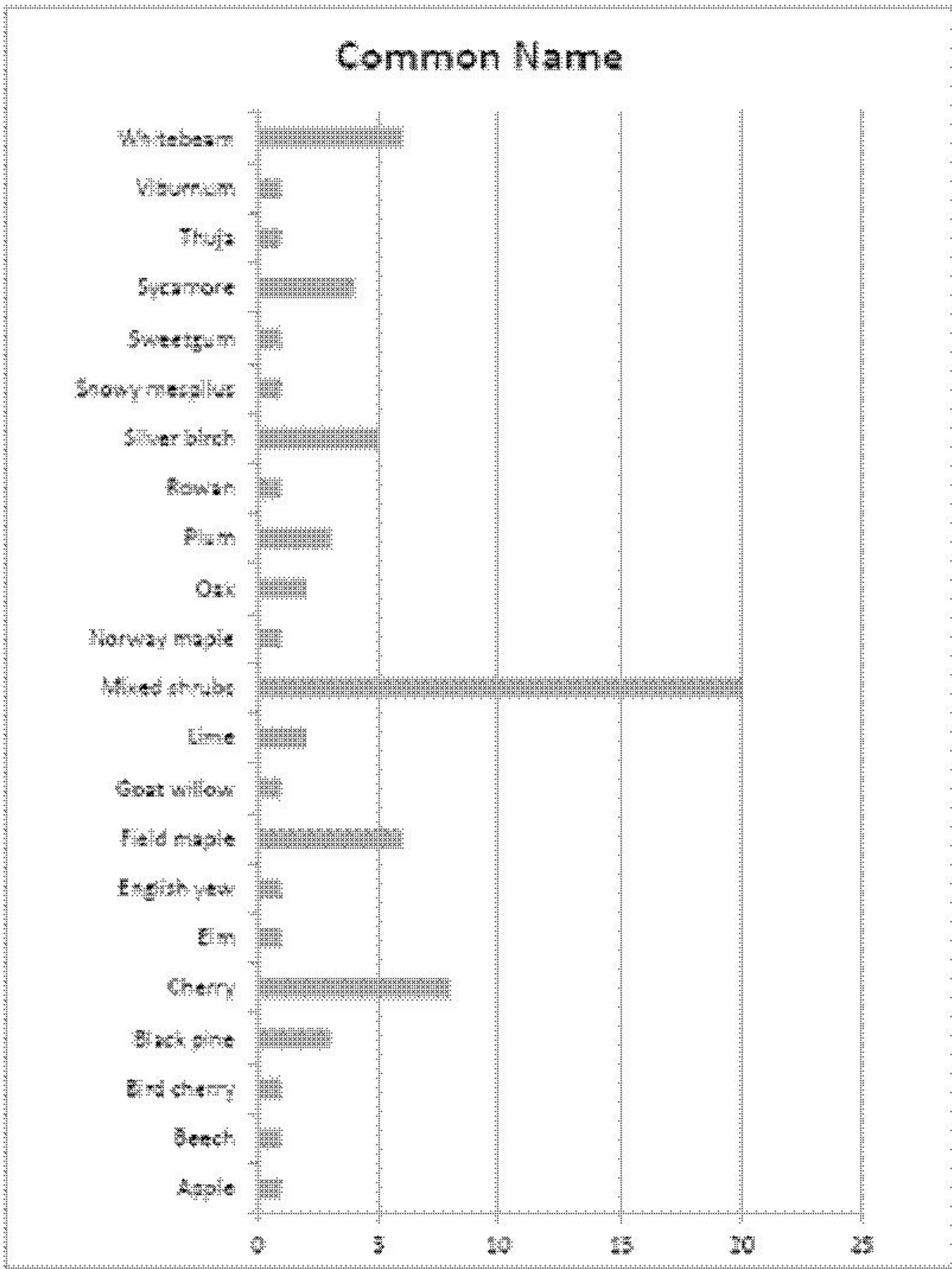
Life Stage	No. trees
Dead	3
Early Mature	6
Mature	47
Semi Mature	8
Young	7

Life Expectancy	No. trees
Dead	1
10+ Years	2
20+ Years	5
30+ Years	7
40+ Years	24
50+ Years	29
Not Recorded	3

Risk Category	No. trees
High	1
Low	64
Medium	3
Medium	2
Urgent	1
Total	71



Common Name	No. trees
Apple	1
Beech	1
Bird cherry	1
Black pine	5
Cherry	8
Elm	1
English yew	1
Field maple	6
Goat willow	1
Lime	2
Mixed shrubs	20
Norway maple	1
Oak	2
Plum	3
Rowan	1
Silver birch	3
Snowy mespilus	1
Sweetgum	1
Sycamore	4
Thuja	1
Viburnum	1
Whitebeam	6
Total	71



1.5 Observed Pathogens, pests and diseases:

T028: *Porodaedalea pini* is a perennial, woody bracket fungus commonly associated with conifers, particularly pine. Fruiting bodies are typically tough, dark reddish-brown to black, often forming clusters along the stem, sometimes adjacent to wounds. The pore layer is golden to yellow-brown, and the fungus produces a selective white pocket rot of heartwood, creating characteristic spindle-shaped white pockets within reddish-brown decayed wood. It is a parasitic fungus capable of colonising living trees and persisting after tree death.

1.6: Maintenance Recommendations for Trees.

- T028 (Tag 0121 *Pinus nigra* requires urgent attention as per the recommendations
- All other maintenance actions are scheduled within 3 months to ensure timely intervention due to the impact of overhanging branches and deadwood, including two dead third-party trees.
- Recommendations include removing ivy and clearing branches from adjacent structures and the footpath.
- The person who controls or occupies the land owes a duty of care to all individuals entering the site, including trespassers, in relation to hazards arising from its condition. Reasonable steps must be taken to prevent injury or damage, including erecting warning signage to alert individuals to potential dangers or perceived risks. This duty is established under the Landowners Liability Acts 1957 and 1984.
- All works recommended in this report should be undertaken in accordance with the above legislation and within the specified timeframes to ensure compliance and mitigate liability.

1.7 Contractor and legal requirements:

Suitably qualified (especially for working over live electrical apparatus), insured, and experienced contractors must conduct tree works and should conform to the guidelines set out in British Standard 3998; however, we can professionally advise on recommendations for contractors who hold professional accreditation.

Trees protected by a Tree Preservation Order (TPO) or located within a Conservation Area (CA) require permission or consent from the Local Planning Authority (LPA) before any living material is removed. It is essential to confirm with the LPA whether any TPOs or Conservation Area designations apply to the site and to follow the required application process if pruning or felling is proposed for protected trees.

If you remove dead wood from a protected tree, you do not require consent from the local Planning Authority (LPA); however, I always advise informing The LPA out of courtesy and professionalism.

If felling/removing more than five cubic meters of timber in one quarter of a year, a felling license application to the Forestry Commission may be required.

All recommendations are subject to compliance with the Wildlife & Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017.

Therefore, avoid carrying out significant tree work during the bird nesting season, which typically runs from mid-March to the end of July; this is not an indicative time scale. Also, ensure that trees are professionally surveyed for signs of bat roosts and Bat activity before starting any tree work. However, all trees can be potential bat habitats and are not always easy to spot.

1.8: Disclaimer

The trees referred to in this document are living organisms and are subject to natural processes, environmental change, and weather-related impacts.

This assessment is based on a ground-level visual inspection, as described by David Lonsdale in *The Body Language of Trees*.

Hidden or internal defects that are not externally visible may not be detected, and the condition or safety of any tree cannot be guaranteed beyond what can be reasonably assessed.

Most trees can be managed on a 4–5-year inspection cycle. However, where early signs of decline, reduced vitality, or developing structural concerns are present, a shorter re-inspection interval may be required.

This may involve monitoring for several months to a year or more, depending on the nature and progression of the observed issues.

These recommendations reflect the landowner's statutory duty of care under the Landowners' Liability Acts 1957 and 1984, which require reasonable steps to ensure that trees do not present an unacceptable risk to people or property.

END OF REPORT.



Chris Anderson, TechArborA

9th April 2026

1.9 Tree survey data

Tree Survey Report

Client: First Port
Site: Trevelyan Place

	1
Fair	66
Good	4
Not Recorded	71
Total	

Footpath and road	Height (m): 6 Crown Radius (m): 2 Trees: 20 Life Stage: Mature Life Exp.: 40+ Years	The crowns of trees and shrubs are starting to impact the road and footpath. Fungus: None found Pests and Diseases: None found	Good			Crown-lift and reduce branches away from the road and footpath to maintain safe clearance for pedestrians and vehicles Timescale: 08-Jul-2026 (3 Months)	No Photo	
Roads and dwelling	Height (m): 17 Crown Radius (m): 7 Stems: 2 Life Stage: Mature Life Exp.: 30+ Years	Codominant stems at 1.3 meters, ivy present on the lower stem and dead wood throughout the crown Fungus: None found Pests and Diseases: None found	Good		3 Years	Remove all deadwood Timescale: 08-Jul-2026 (3 Months)	No Photo	
Roads and dwelling	Height (m): 15 Crown Radius (m): 7 Life Stage: Mature Life Exp.: 30+ Years	Deadwood throughout the crown Fungus: None found Pests and Diseases: None found	Good		3 Years	Remove all deadwood Timescale: 08-Jul-2026 (3 Months)	No Photo	
Road and footpath	Height (m): 12 Crown Radius (m): 5 Life Stage: Mature Life Exp.: 50+ Years	Light deadwood throughout the crown Fungus: None found Pests and Diseases: None found	Good		4 Years	Remove all deadwood Timescale: 08-Jul-2026 (3 Months)	No Photo	
Road and footpath	Height (m): 10 Crown Radius (m): 2 Life Stage: Early Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		4 Years	No Action required Timescale: No Action	No Photo	
Road, footpath and dwelling	Height (m): 14 Crown Radius (m): 6 Life Stage: Mature Life Exp.: 50+ Years	Light deadwood throughout the crown Fungus: None found Pests and Diseases: None found	Good		4 Years	Remove deadwood larger than 20mm. Timescale: 08-Jul-2026 (3 Months)	No Photo	
Dwellings	Height (m): 13 Crown Radius (m): 4 Life Stage: Early Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		4 Years	No Action required Timescale: No Action	No Photo	

	Footpath and road	Height (m): 13 Crown Radius (m): 3.8 Life Stage: Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good				No Action required Timescale: No Action		No Photo	
	Open space, footpath and road	Height (m): 10 Crown Radius (m): 4 Life Stage: Early Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good				No Action required Timescale: No Action		No Photo	
	Footpath and road	Height (m): 12 Crown Radius (m): 4 Life Stage: Early Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good				No Action required Timescale: No Action		No Photo	
	Footpath and road	Height (m): 13 Crown Radius (m): 5.2 Life Stage: Mature Life Exp.: 40+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good				No Action required Timescale: No Action		No Photo	
	Footpath and road	Height (m): 12 Crown Radius (m): 5.5 Life Stage: Mature Life Exp.: 50+ Years	Deadwood in the crown, mainly to northeast. Fungus: None found Pests and Diseases: None found	Good				Remove deadwood larger than 25mm Timescale: 08-Jul-2026 (3 Months)			
	Open space	Height (m): 7 Crown Radius (m): 4 Life Stage: Semi Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good				No Action required Timescale: No Action		No Photo	
	Open space	Height (m): 7 Crown Radius (m): 3 Life Stage: Semi Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good				No Action required Timescale: No Action		No Photo	
	Open space	Height (m): 5.2 Crown Radius (m): 3 Life Stage: Semi Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good				No Action required Timescale: No Action		No Photo	
	Open space	Height (m): 6 Crown Radius (m): 3 Life Stage: Semi Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good				No Action required Timescale: No Action		No Photo	
	Open space	Height (m): 6 Crown Radius (m): 3 Life Stage: Semi Mature Life Exp.: 50+ Years	Hung up branch from adjacent failed tree Fungus: None found Pests and Diseases: None found	Good				Remove the small branch. Timescale: No Action		No Photo	

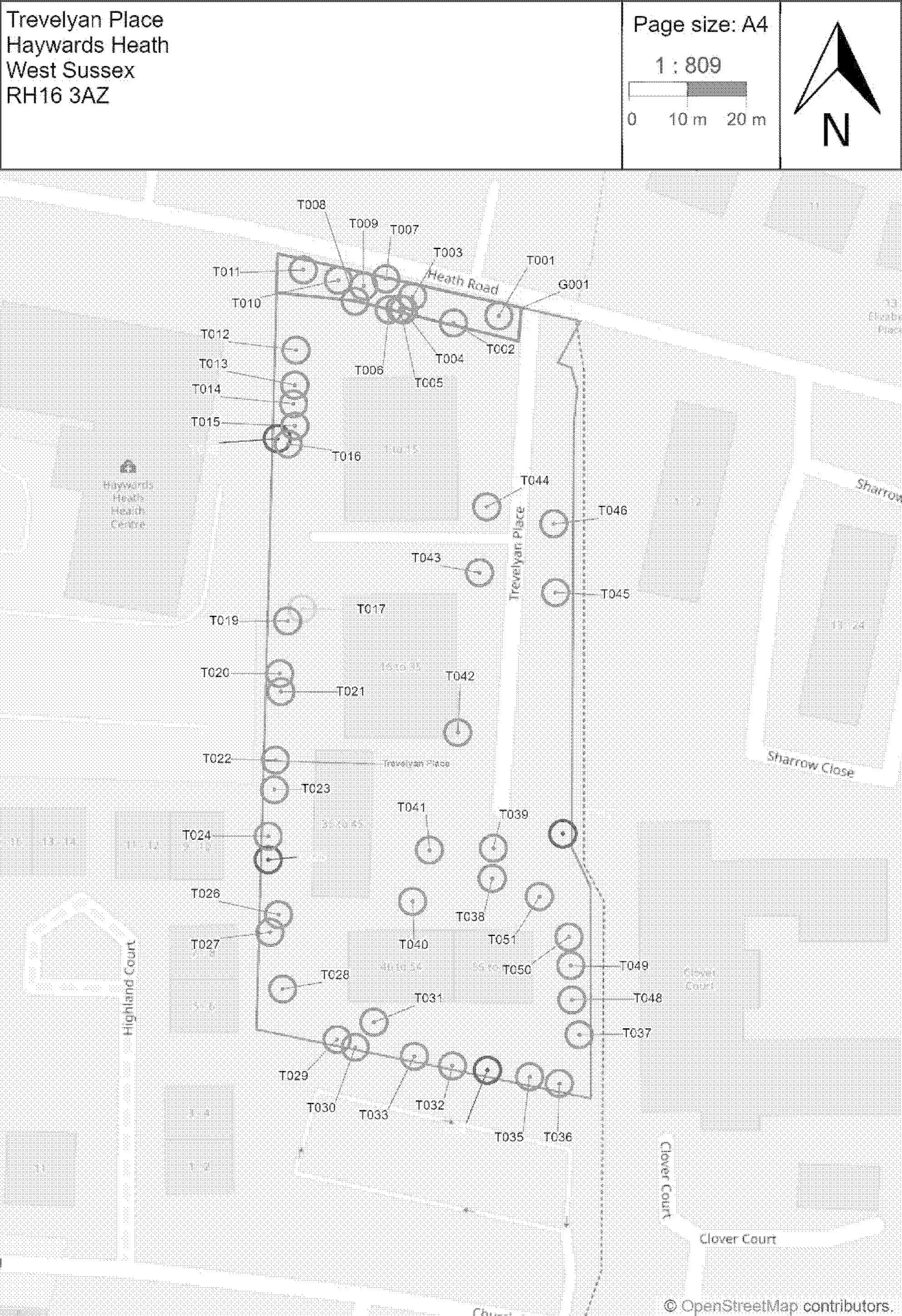
Open space	Height (m): 2 Crown Radius (m): 0.2 Life Stage: Young Life Exp.: 10+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Fair	No Action required Timescale: No Action	No Photo	
	Height (m): 7 Crown Radius (m): 1 Life Stage: Dead	Third party tree, hung up in adjacent Acer. Fungus: None found Pests and Diseases: None found	Not Recorded			
	Height (m): 3.1 Crown Radius (m): 1 Life Stage: Young Life Exp.: 10+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good			
	Height (m): 4 Crown Radius (m): 2 Life Stage: Young Life Exp.: 20+ Years	This tree is in a normal condition, but is competing with an adjacent tree to the south Fungus: None found Pests and Diseases: None found	Good			
	Height (m): 8 Crown Radius (m): 3 Life Stage: Semi Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good			
	Height (m): 8 Crown Radius (m): 3 Life Stage: Mature Life Exp.: 30+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good			
	Height (m): 6 Crown Radius (m): 2 Life Stage: Semi Mature Life Exp.: 30+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good			
	Height (m): 4.5 Crown Radius (m): 3 Life Stage: Early Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good			
	Height (m): 2 Crown Radius (m): 1 Life Stage: Dead	Standing dead tree Fungus: None found Pests and Diseases: None found	Not Recorded			
				Fell and removed a wooden stake, and planted a replacement tree Timescale: 08-Jul-2026 (3 Months)	No Photo	

	Open space, and third party property	Height (m): 6 Crown Radius (m): 3 Stems: 2 Life Stage: Mature Life Exp.: 30+ Years	There is a beech tree that is being cannibalised by the cherry; both trees are inspected as one. Fungus: None found Pests and Diseases: None found Dead tree	Good		08-Apr-2026	4 Years	No Action required Timescale: No Action	No Photo	
	Open space	Height (m): 3.8 Crown Radius (m): 3 Life Stage: Mature	Fungus: None found Pests and Diseases: None found	Not Recorded		08-Apr-2026	Not Recorded	Fell tree. Timescale: 08-Jul-2026 (3 Months)	No Photo	
	Open space	Height (m): 5 Crown Radius (m): 3 Life Stage: Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	No Action required Timescale: No Action	No Photo	
	Open space	Height (m): 4.8 Crown Radius (m): 3 Life Stage: Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	Sever ivy around the stem. Timescale: 08-Jul-2026 (3 Months)	No Photo	
	Footpath	Height (m): 4 Crown Radius (m): 3 Life Stage: Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	Reduce the lower crown away from the footpath Timescale: 08-Jul-2026 (3 Months)	No Photo	
	Parking bays	Height (m): 4.8 Crown Radius (m): 3 Life Stage: Mature Life Exp.: 50+ Years	The crown is impacting the parking bays and the light column. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	Lightly lift the crown to facilitate vehicles and reduce the back from the light column by 1 meter Timescale: 08-Jul-2026 (3 Months)	No Photo	
	Parking bays	Height (m): 2.8 Crown Radius (m): 1 Life Stage: Young Life Exp.: 20+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	No Action required Timescale: No Action	No Photo	
	Parking bays, and footpath	Height (m): 4.1 Crown Radius (m): 2 Life Stage: Mature Life Exp.: 20+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	No Action required Timescale: No Action	No Photo	
	Parking bays and access road	Height (m): 5 Crown Radius (m): 2.8 Life Stage: Mature Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	No Action required Timescale: No Action	No Photo	

	Parking bays, and dwelling	Height (m): 8 Crown Radius (m): 2.9 Life Stage: Mature Life Exp.: 40+ Years	The north crown is impacting the adjacent dwelling Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	Reduce the north crown by a meter away from the dwelling. Timescale: 08-Jul-2026 (3 Months)	No Photo	
	Parking bays, access road and structures	Height (m): 9 Crown Radius (m): 3 Life Stage: Mature Life Exp.: 30+ Years	This tree is impacting the light column to the north Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	Scoop the crown out around the southern side to allow better lighting Timescale: 08-Jul-2026 (3 Months)	No Photo	
	Parking bays and Access road	Height (m): 9 Crown Radius (m): 2 Life Stage: Mature Life Exp.: 40+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	No Action required Timescale: No Action	No Photo	
	Parking bays	Height (m): 5 Crown Radius (m): 2.1 Life Stage: Semi Mature Life Exp.: 50+ Years	The crown is impacting the parking bays Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	Lightly reduce, crown lift away from parking bays to facilitate vehicles Timescale: 08-Jul-2026 (3 Months)	No Photo	
	Parking bays and access road	Height (m): 4.2 Crown Radius (m): 2.3 Life Stage: Mature Life Exp.: 50+ Years	The crown is impacting the parking bays Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	4 Years	Lightly reduce or crown lift away from parking bays to facilitate vehicles Timescale: 08-Jul-2026 (3 Months)	No Photo	
	Parking bays	Height (m): 11 Crown Radius (m): 3 Life Stage: Dead	Third-party tree, if it were to fail, it would impact the parking bays Fungus: None found Pests and Diseases: None found	Not Recorded		08-Apr-2026	4 Years	Fell tree Timescale: 08-May-2026 (1 Month)	Error getting photo.	
	Open space	Height (m): 2.1 Crown Radius (m): 1 Life Stage: Young Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	7 Years	No Action required Timescale: No Action	No Photo	
	Open space	Height (m): 2 Crown Radius (m): 1 Life Stage: Young Life Exp.: 50+ Years	This tree is in a normal condition. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	7 Years	No Action required Timescale: No Action	No Photo	
	Open space	Height (m): 2 Crown Radius (m): 1 Life Stage: Young Life Exp.: 50+ Years	This tree is in normal condition. Fungus: None found Pests and Diseases: None found	Good		08-Apr-2026	7 Years	No Action required Timescale: No Action	No Photo	

Footpath	Height (m): 2.5 Crown Radius (m): 1.3 Life Stage: Early Mature Life Exp.: 20+ Years	This tree is in normal condition. Fungus: None found Pests and Diseases: None found	Good	08-Apr-2026	4 Years	No Action required Timescale: No Action	No Photo		

2.0 Map



2.1 Blank page for notes